



County of Orange

MEMO

DATE: November 29, 1999

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services

SUBJECT: PROJECT NUMBER PA99-0166; Lots 7-11, Tentative Tract 15631, Planning Area 1, Ladera Ranch Planned Community; Brookfield Homes, Applicant

I. NATURE OF PROJECT:

An Administrative Site Development Permit for the establishment of a model sales complex for the sale of residential dwelling units approved under Tentative Tract 15631 in Planning Area 1 of the Ladera Ranch Planned Community. The project site is located on lots 7 through 11 of the tract.

The model complex is located off Sienna Parkway, Skyway and "B" Street of Tract 15631, north of Crown Valley Parkway. The models occupy lots 9, 10, and 11 with the parking lot on lots 7 and 8. The project includes; temporary parking for 10 cars, a sales office located in the garage of plan 1 on lot 9, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage. It shall be noted that all proposed hardscapes and landscapes must be designed in a manner that surface water will flow to the street without encumbrance.

II. REFERENCE

Ladera Ranch Planned Community Development Regulations
The project is categorically exempt from CEQA (Class 3)

III. CERTIFICATION

I hereby certify that the subject proposal has been Conditionally approved as noted below.

Thomas B. Mathews

By: _____
C. M. Shoemaker, Chief
Site Planning Section

Date: _____

Appendices:

A. Findings for Planning Application PA99-0166

B. Conditions of Approval for Planning Application PA99-0166
